

083.0

0001

0019.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

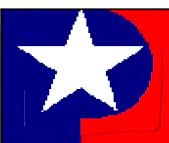
687,500 / 687,500

USE VALUE:

687,500 / 687,500

ASSESSED:

687,500 / 687,500


Patriot
 Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
26		PARK AVE EXT, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: OATES PHILIP	
Owner 2: LA ROSE ELIZABETH	
Owner 3:	

Street 1: 26 PARK AVENUE EXT

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: MARINO DONNA J & GAIL P & -

Owner 2: BRAND VALERIE -

Street 1: 26 PARK AVE EXT

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains .102 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1915, having primarily Stucco Exterior and 2016 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4428	Sq. Ft.	Site			0	70.	1.25	6									386,988						387,000	

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct	
101		4428.000	300,500		387,000	687,500				
Total Card		0.102	300,500		387,000	687,500	Entered Lot Size			
Total Parcel		0.102	300,500		387,000	687,500	Total Land:			
Source: Market Adj Cost				Total Value per SQ unit /Card:	341.02	/Parcel: 341.02	Land Unit Type:			

PREVIOUS ASSESSMENT

Parcel ID 083.0-0001-0019.0							
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value
2022	101	FV	300,500	0	4,428.	387,000	687,500
2021	101	FV	290,100	0	4,428.	387,000	677,100
2020	101	FV	290,000	0	4,428.	387,000	677,000
2019	101	FV	231,900	0	4,428.	381,500	613,400
2018	101	FV	231,900	0	4,428.	293,000	524,900
2017	101	FV	216,200	0	4,428.	276,400	492,600
2016	101	FV	216,200	0	4,428.	254,300	470,500
2015	101	FV	202,500	0	4,428.	237,700	440,200

SALES INFORMATION

TAX DISTRICT								PAT ACCT.				
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes			
MARINO DONNA J	59664-495		8/1/2012		405,000	No	No					
MARINO DONNA J,	58716-436		3/20/2012	Convenience		1	No	No				
MARINO EDITH,	55350-42		9/10/2010	Family		1	No	No				
	PR114-221		1/1/1901	Family		No	No	N				

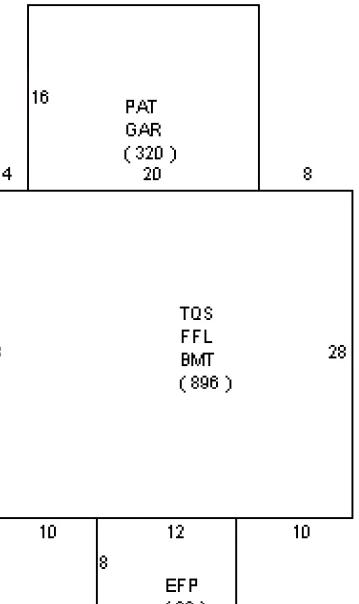
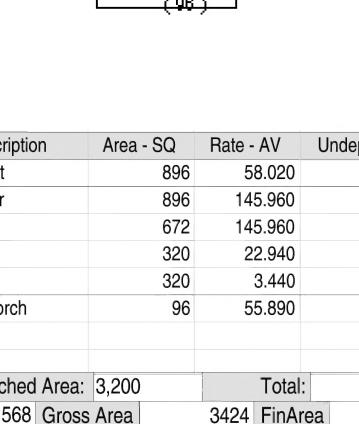
BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/30/2021	383	Add Bath	49,300	O				
1/7/2016	16	Redo Kit	28,000		1/7/2016			Kitchen Reno
9/6/2012	1121	Dormers	65,500	C				

ACTIVITY INFORMATION

Date	Result	By	Name
10/26/2016	Left Notice	DGM	D Mann
7/29/2013	Measured	JBS	JOHN S
4/11/2013	Info Fm Prmt	EMK	Ellen K
12/22/2008	Meas/Inspect	294	PATRIOT
2/15/2000	Inspected	276	PATRIOT
1/18/2000	Mailer Sent		
1/18/2000	Measured	163	PATRIOT
8/2/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																																																																																																										
Type: 5 - Cape	1H - 1 & 1/2 Sty	Full Bath: 1	Rating: Average	A Bath:	Rating:																																																																																																																	
(Liv) Units: 1	Total: 1	3/4 Bath:	Rating:	A 3QBth:	Rating:																																																																																																																	
Foundation: 3 - BrickorStone	Frame: 1 - Wood	1/2 Bath: 1	Rating: Average	A HBth:	Rating:																																																																																																																	
Prime Wall: 6 - Stucco	Sec Wall:	OthrFix:	Rating:	RESIDENTIAL GRID																																																																																																																		
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Kits: 1	Rating: Very Good	1st Res Grid Desc: Line 1 # Units 1																																																																																																																		
Color: WHITE	View / Desir:	A Kits:	Rating:	Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O																																																																																																						
GENERAL INFORMATION				Frpl:	Rating:	Other																																																																																																																
Grade: C - Average	Year Blt: 1915	Eff Yr Blt:	WSFlue:	Rating:	Upper																																																																																																																	
Alt LUC:	Alt %:	Total Units:	Lvl 2																																																																																																																			
Jurisdct: G14	Fact: .	Floor:	Lvl 1																																																																																																																			
Const Mod:	Lump Sum Adj:	% Own:	Lower																																																																																																																			
INTERIOR INFORMATION				Name:	Totals	RMS: 7	BRs: 3	Baths: 1	HB: 1	REMODELING				RES BREAKDOWN																																																																																																								
Avg Ht/FL: STD	Prim Int Wal 2 - Plaster	Phys Cond: GD - Good	18. %	Exterior:	No Unit	RMS	BRs	FL																																																																																																														
Sec Int Wall:	Partition: T - Typical	Functional:	%	Interior:	1	7	3																																																																																																															
Prim Floors: 3 - Hardwood	Sec Floors: 5 - Lino/Vinyl	Economic:	%	Additions:																																																																																																																		
Bsmnt Flr: 4 - Carpet	Total: 18.6 %	Special:	%	Kitchen:																																																																																																																		
Subfloor:	Override:	Override:	%	Baths:																																																																																																																		
Bsmnt Gar:				Plumbing:																																																																																																																		
Electric: 3 - Typical				Electric:																																																																																																																		
Insulation: 2 - Typical				Heating:																																																																																																																		
Int vs Ext: S				General:																																																																																																																		
Heat Fuel: 2 - Gas																																																																																																																						
Heat Type: 3 - Forced H/W																																																																																																																						
# Heat Sys: 1																																																																																																																						
% Heated: 100	% AC:																																																																																																																					
Solar HW: NO	Central Vac: NO																																																																																																																					
% Com Wal	% Sprinkled																																																																																																																					
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:																																																																																																														
SPEC FEATURES/YARD ITEMS																PARCEL ID 083-0-0001-0019.0																																																																																																						
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value																																																																																																				
More: N	Total Yard Items:	Total Special Features:												Total:																																																																																																								
 <p>Sum Area By Label :</p> <p>PAT = 320 GAR = 320 TQS = 896 FFL = 896 BMT = 896 EFP = 96</p>																																																																																																																						
 <p>SUB AREA</p> <table border="1"> <thead> <tr> <th>Code</th> <th>Description</th> <th>Area - SQ</th> <th>Rate - AV</th> <th>Undepr Value</th> <th>Sub Area</th> <th>% Usbl</th> <th>Descrip</th> <th>% Type</th> <th>Qu</th> <th>Ten</th> </tr> </thead> <tbody> <tr> <td>BMT</td> <td>Basement</td> <td>896</td> <td>58.020</td> <td>51,985</td> <td>BMT</td> <td>100</td> <td>RRM</td> <td>50</td> <td>A</td> <td></td> </tr> <tr> <td>FFL</td> <td>First Floor</td> <td>896</td> <td>145.960</td> <td>130,779</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>TQS</td> <td>3/4 Story</td> <td>672</td> <td>145.960</td> <td>98,085</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>GAR</td> <td>Garage</td> <td>320</td> <td>22.940</td> <td>7,340</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PAT</td> <td>Patio</td> <td>320</td> <td>3.440</td> <td>1,101</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>EFP</td> <td>Enclos Porch</td> <td>96</td> <td>55.890</td> <td>5,365</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="5">Net Sketched Area: 3,200 Total: 294,655</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Size Ad</td> <td>1568</td> <td>Gross Area</td> <td>3424</td> <td>FinArea</td> <td>2016</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>IMAGE</p> <p>AssessPro Patriot Properties, Inc</p> 																				Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	Ten	BMT	Basement	896	58.020	51,985	BMT	100	RRM	50	A		FFL	First Floor	896	145.960	130,779							TQS	3/4 Story	672	145.960	98,085							GAR	Garage	320	22.940	7,340							PAT	Patio	320	3.440	1,101							EFP	Enclos Porch	96	55.890	5,365							Net Sketched Area: 3,200 Total: 294,655											Size Ad	1568	Gross Area	3424	FinArea	2016					
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	Ten																																																																																																												
BMT	Basement	896	58.020	51,985	BMT	100	RRM	50	A																																																																																																													
FFL	First Floor	896	145.960	130,779																																																																																																																		
TQS	3/4 Story	672	145.960	98,085																																																																																																																		
GAR	Garage	320	22.940	7,340																																																																																																																		
PAT	Patio	320	3.440	1,101																																																																																																																		
EFP	Enclos Porch	96	55.890	5,365																																																																																																																		
Net Sketched Area: 3,200 Total: 294,655																																																																																																																						
Size Ad	1568	Gross Area	3424	FinArea	2016																																																																																																																	